Key: 5076

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,824

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TEICHMAN THOMAS ALAN & PATRICIA B 4 ORCHARD RD SCITUATE, MA 02066	27-4-9-A	4 ORCHARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TEICHMAN THOMAS ALAN &	04/15/2022	O	830,000	56696-100
BILBO JOANNE	06/17/2021	F		55160-128
BILBO THOMAS J & JOANNE	03/01/1982	QS		5117-491

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

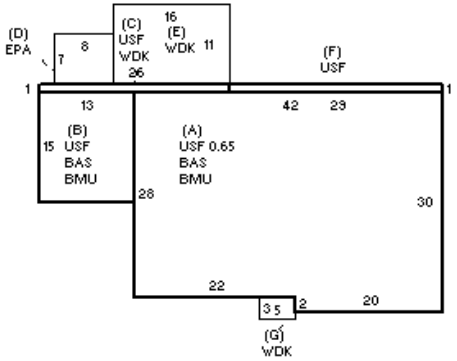
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/19/2023	7	OTHERS				0	0
22-1282	12/12/2022	3	ALTERATIONS	24,100	01/19/2023	JD	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,889	SC 1.00	100 1.00	100 1.00	396,000	1.72	100 1.00	R04 0.90			342,400

TOTAL	21,889 SF	ZONING		FRNT	324
Ngh	SCITUATE	NOTE	IN M33		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	342,400	328,600
BUILDING	573,900	484,100
DETACHED	1,200	0
OTHER	0	0
TOTAL	**917,500**	**812,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X10		120	13.93	1,200

PHOTO 05/17/2023

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2023	JD
LIST	1/19/2023	EST
REVIEW	9/1/2022	JD

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,451	DETAIL ADJ	1.155
$NLA(RCN)	$304	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$9,979
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,411		51.88	73,208
+	BAS	L	BASE AREA	1,411	1982	269.96	380,920
+	WDK	N	WOOD DECK	217		46.08	10,000
D	EPA	N	ENCLOSED PORCH	56		108.24	6,061
+	USF	L	UPPER STORY FIN	1,040	1982	245.50	255,324
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	745,379

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1994 / 28		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$573,900